

WASHINGTON, SUNDAY, DECEMBER 3, 1905.

## PAST WEEK AND FUTURE OUTLOOK IN THE REAL ESTATE WORLD

GEORGETOWN FEELS  
REAL ESTATE RISEActivity in Old City Found  
on All Sides.

## SOME MODERN STRUCTURES

Will Replace Old Buildings—Public Improvements Will Hasten Time of  
Big Increase in Values.

Georgetown, which, replete with historic interest and romantic spots, has slumbered quietly for years while other parts of the District have been in the whirl of real estate progress and boom conditions, has shaken off its mantle of conservatism in business and is now fairly launched on the sea of prosperity which is in full tide all over Washington.

Those who are most vitally interested in the welfare of West Washington, and who have had much to do with developing conditions there, are confident that, in the very near future, the paint old city will ride gracefully on the crest of the wave of high values and substantial improvements which is rolling in unmistakable swells across Rock creek valley and turning eyesores into artistic landscape pictures.

This will, they believe, come to pass with the completion of the bridging system over the creek and the extension of avenues and streets. Of course Georgetowners have other and bigger plans for the aggrandizement of the locality, but even without the aid which always comes to a neighborhood from public improvements, Georgetown has made wonderful strides in recent years.

## Buildings Are Busy.

Building operations are going on all the while, old homes are being remodeled, streets are being repaired, new thoroughfares are breaking through great stretches of territory, and coincident with these things, beauty is supplanting unsightliness and values are soaring upward.

As examples of what is going on in the way of improvements, Charles W. Klee has just finished a model home on the heights above the town, which, as it stands, has cost him a round sum. Few palatial homes of the Capital have more real conveniences or more attractiveness as home than this palace.

The value that comes from opening up the highways is clearly shown in the case of James Elverson, which now has an entrance on Massachusetts avenue extended. A well-known real estate man stated yesterday that the opening of the road from the avenue to Mr. Elverson's place had increased the value of his frontage on that side by several hundred per cent.

## Apartment Houses Take.

The town is dotted with various-sized apartment houses, all of them new and patterned after approved architectural styles. Hammond Court, the largest, and by far the handsomest apartment structure in Georgetown, gives one a fair idea of this section as a location for high class apartments. It will compare favorably with the finest apartment houses of the District, and has a long "waiting list" of people who want accommodations there.

Hammond Court stands on the site of the old Cooke mansion, where the famous governor of the District of Columbia resided. It has 150 rooms, with twenty-one apartments built about three courts. These courts take up about 15,000 square feet of ground that could have been used for building purposes. Two of them are outside and one is in the rear. Fountains and shrubbery and trees are features of the adornment of the courts.

Every room is large, and has an outside frontage, with abundance of light and ventilation. The house has four exits, and was designed by Architect C. R. Kefauver, the owner, Mr. Kefauver, was careful to preserve the old Cooke mansion in his plans, only reconstructing and adding to it three large wings. The property is estimated to be worth about \$150,000.

GEORGETOWN WANTS  
CALIFORNIA AVE. OPENEDProspective Sale by Order of Court  
Resolves Plan to Secure Direct  
Connection With the City.

The 3.62 acre tract north of Lenthum place and west of the Home for the Incurables, assessed to Taylor & Gordon, trustees, has been appraised at \$12,000, preparatory to its sale, by order of the court, to pay certain claims growing out of the settlement of the Dent estate.

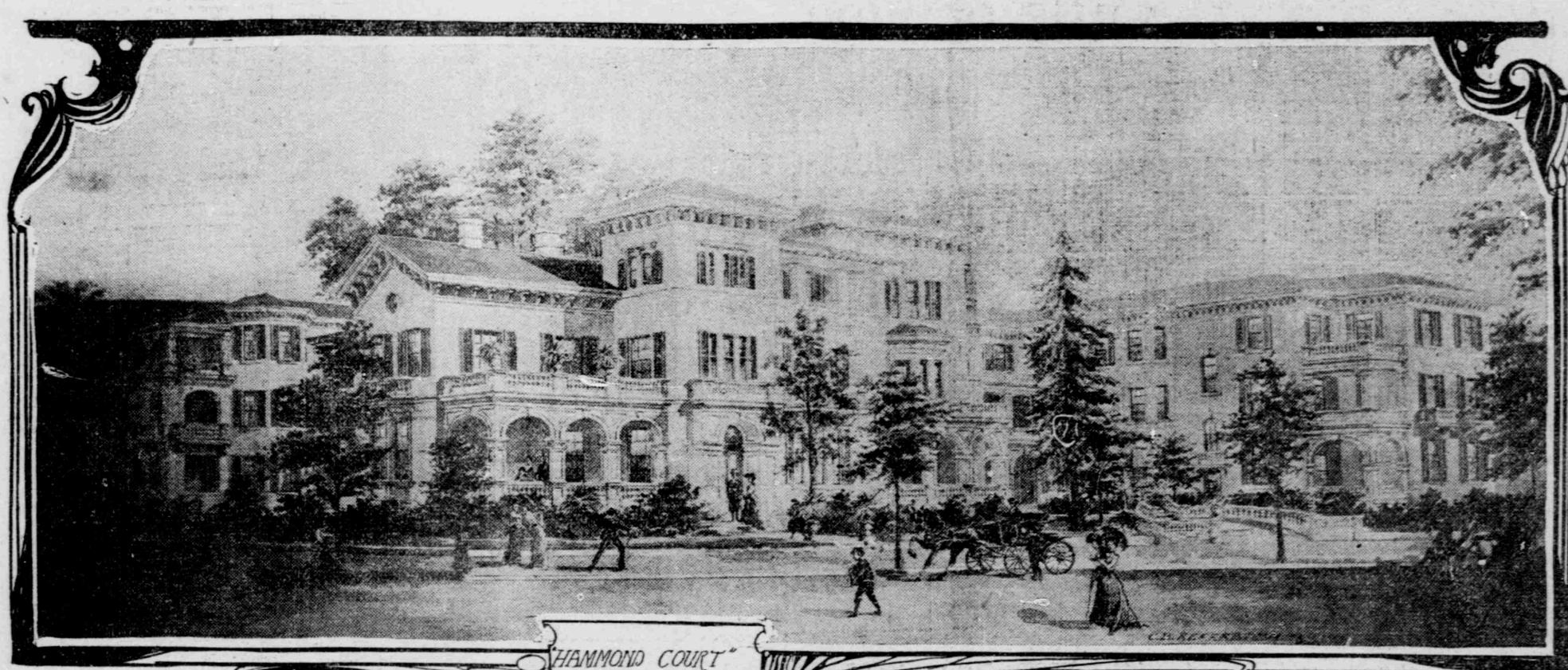
Incidentally this property borders on the proposed California avenue, whose promoters are again taking steps to have it opened up.

This improvement would give Georgetown a direct and immediate connection with Washington, near the Massachusetts avenue bridge, opening up its most beautiful section for development.

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The two houses on Wisconsin avenue, at the corner of Massachusetts avenue extended, belonging to the Poore estate, were put up at auction last week by order of the court, but were withdrawn, no satisfactory bid being received.

SPLENDID REPRESENTATIVE MODERN STRUCTURE IN VAN OF GEORGETOWN IMPROVEMENTS

HAMMOND COURT  
A HANDSOME  
APARTMENT HOUSE  
IN GEORGETOWNChas. W. Klee's Home  
On Georgetown HeightsCommodious New Residence Has View of  
Fifteen Miles in Clear Weather—Planned by  
Local Architect After Ideas of Mrs. Klee.

The new and handsome home of Mr. and Mrs. Charles W. Klee is located on the heights of Georgetown at 3224 R street, overlooking the entire District west and south of the Washington Monument. On a clear day the view from this house extends to Alexandria, Va.

It is a commodious, nine-room house, and represents in detail the ideas of Mrs. Klee, being about twenty-two feet front by sixty-five feet deep. The first floor contains five spacious rooms reached by a hall six feet wide and includes a music room, reception room, library, dining room and kitchen. The ceiling on this floor is eleven feet high.

The second floor is reached by means of a solid walnut stairway, with a magnificent hand-carved balustrade. It contains four large sleeping rooms and an elaborate tiled bathroom.

## Handsome Interior.

The mantels are of Italian marble. The large walnut front and vestibule doors are hung with heavy brass box

hinges, while the library and dining room doors are of the double-acting pattern and hang on heavy seven-inch box hinges.

A unique feature of the reception room is the large mirror door, hung on immense silver hinges, leading to the basement and boiler room.

The ceiling on the second floor is ten feet in height. It is from the porch of this floor that a view of the surrounding country is obtained in a radius of about fifteen miles.

## Built to Last.

The structure was planned and built with the greatest care and with a view to the future. John C. Yost was the builder and the drawings were made by M. F. Houser.

The plumbing contains the best modern appliances, and the heat is supplied by a Furman hot water boiler.

The lot is about 40 feet front on R street, with a depth approximately of 113 feet, and contains about 6,772 feet. This property represents an outlay of about \$14,000.

James Elverson Opens  
New Road to CliftonForty-Acre Estate of Philadelphia Publisher  
Now Has Entrance to Massachusetts Avenue  
Extended—Value Enhanced.

James Elverson, proprietor of the Golden Days and other Philadelphia publications, has built a road from Massachusetts avenue extended into his beautiful home, "Clifton."

Prior to the extension of Massachusetts avenue, the only entrance to Clifton was by way of the narrow but romantic Lover's Lane, on the heights of Georgetown, and the eastern boundary of "The Oaks," the beautiful estate of Col. Henry F. Blount, vice president of the American Security and Trust Company. It is said that the new road will add greatly to the value of Mr. Elverson's place.

Mr. Elverson's estate comprises about forty acres. When the United States Government purchased ground in the immediate vicinity in order to complete its ownership of the land embraced within the Naval Observatory circle, it paid for bottom land at the rate of about \$5,000 an acre.

Excluding the improvements, Mr. Elverson's place would be worth on this sale basis, about \$30,000. It is said that when he purchased the land, about fifteen years ago, he paid \$10,000 for it.

The original house on Clifton's highest hill was destroyed by fire several years before the present modern stone house was erected.

CURRENT YEAR WILL SHOW  
INCREASED REALTY SALESWilliam A. Hill Says Twelve Months  
Just Closing Will Eclipse Any  
Previous Like Period.

"With the last month of the year here and under way, it is safe to prophesy that 1905 will show a larger number of moderate priced houses sold in Washington than for any other twelve months in the history of the National Capital." This statement was made yesterday by William A. Hill, president of Moore & Hill, Incorporated.

"More people are owning their own homes in Washington than ever before, more persons are thinking of real estate investments and more are making them in Washington than at any time in the past," said Mr. Hill.

"The growth of Washington, comparing most favorably with that of any other city in the Union, the recognized

stability of the Capital, the certain future of its institutions, the good returns in the way of income from improved property and the disclosures in high finance including insurance circles, have all had a part in turning public attention toward Washington realty.

"Every class is included among the inquirer for property and among those making investments. The man of means finds a secure place and a promising future for his funds in a home or an income producing property, while the young man or woman of limited income finds in a property bought on a part down and monthly payments an opportunity to save toward an ultimate competence in later years."

UPWARD OF FORTY LOTS  
SOLD AT SILVER SPRING

The sales at Silver Spring Park continue very satisfactory, upward of forty lots having been disposed of during the past week, according to a report of Robinson & Co. A number of cottages are in course of erection, and contracts are about to be closed for ten or more.

This subdivision is growing in popularity and increasing in population.

CLIFTON  
HOME OF  
JAMES ELVERSON  
GEORGETOWN  
HEIGHTSBROWN STREET TO BISECT  
LONGEST SQUARE IN CITYIt Is 1280, and Is as Large as Three  
City Blocks of an Average  
Size.

The opening of Brown street from Thirty-second, formerly Valley street, to Wisconsin avenue, old Thirty-second street, will bisect the longest square in Georgetown, probably the longest in the District of Columbia.

This square, 1280, formerly square 110, has an unbroken frontage at present on Wisconsin avenue of 1239 feet. Squares 1281 and 1282 also have extensive frontages, but 1280 heads the list of large squares.

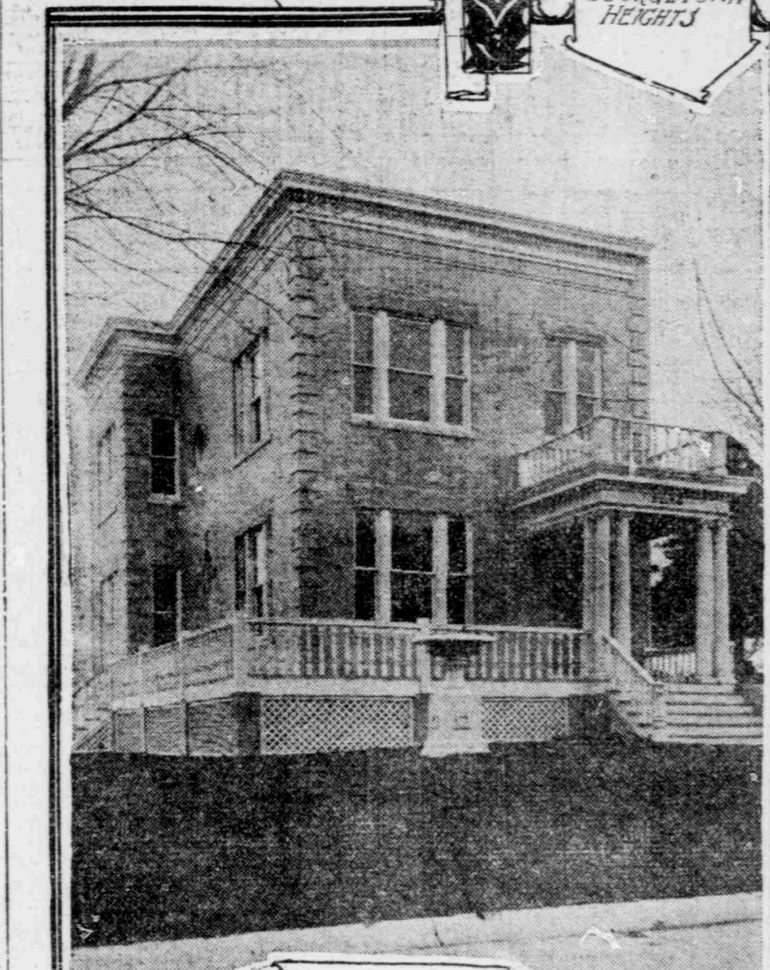
Three city blocks of average size could be made of this present original square. Brown street, when extended as planned, condemnation steps having already been taken, will come out on Wisconsin avenue almost in a line with Reservoir place, old T street.

The only buildings in the line of extension include the old brick structure at the foot of the old high service reservoir owned by Thomas J. Stanton, and the woodshed in the rear of premises 1679 Wisconsin avenue.

STOHLMAN NOT ALLOWED  
TO EXPOSE BAKERY WORK

Fred Stohlman, who is building a large addition to his bakery in the rear of Forrest Hall, and fronting on N street, is much disappointed over the ruling of the Building Inspector's office, which prevents him from carrying out his original plan of having the first floor of the entire N street frontage of the bakery glassed in order that the public could view from the sidewalk the modern and sanitary methods now in vogue in bread making in large bakeries.

This feature of the bakery plan was suggested by a large bakery in Philadelphia that presents to the public, through glass fronts, the interior of the bake shop with ovens and making equipment.

NEW RESIDENCE OF  
CHARLES W. KLEE  
3224 R ST. NW.INGLESIDE HOUSES NOW  
READY FOR THE MARKET

Among the desirable houses now ready for the market are the three-story Roman brick, six in number, on Newton street, just around the corner from Eighteenth street in Ingleside. These houses are classed with the most attractive propositions at \$8,500 on the

market. All those on the Eighteenth street side have already been sold to individual purchasers, who will occupy them as residences, and the remaining on the Newton street side will doubtless soon be similarly disposed of.

They not only command a panoramic view of the rolling forest country to the northward, but their interior arrangement and decoration are ideal, and calculated to please the most exacting purchaser.

Much credit is due to Mr. Lynch for his enterprise in developing the section of Ingleside with such very desirable improvements.

HISTORIC PLACES  
FAST DISAPPEARING.East Washington Houses  
Being Torn Down.

## REPLACED BY MODERN HOMES

Invasion of New Ideas Began at Capital  
and Has Steadily Extended  
Over Entire Section.

Slowly but surely every trace of antebellum architecture is disappearing from the face of East Washington. That section, which was once the richest in all of those styles which brought joy to the hearts of the "oldest inhabitants," is gradually passing to the rank occupied by the Northwest.

One after another the noted landmarks, which have been pointed out for decades as survivors of the days "before the war," are being demolished to make way for the apartment house and the modern dwelling.

Most notable among these were the houses which were removed to make room for the new office buildings of the Senate and the House of Representatives. Two entire blocks of houses which, with few exceptions, had been erected during the early days of the city's real estate progress were torn down.

## Sold Under Hammer.

Houses which had been the homes of Senators and Representatives from the days when Capitol Hill was the mecca of the legislators, residences which had sheltered the greatest men of the nation previous to and after the war, the old Brook Hotel and other places of interest all went under the hammer for the price that they would bring as kindling wood and old brick.

Time after time has the progress of improvement robbed East Capitol street of its famous residences to give way to the flat and stone structure. The invasion began at the Capitol and extended east along East Washington's thoroughfare until even the negro shanties, which once covered that part of the city east of Lincoln Park, are being torn down and carted away to be replaced by row after row of neat brick dwellings.

## Briggs Tract Divided.

On the Navy Yard, too, has the path of real estate improvement been marked by the passing of all of the old homes. A short time ago the place of Mrs. Briggs, which has remained intact as the largest piece of private property in this section, was divided into building lots and modern homes erected there. The Briggs mansion occupied an entire block and was in the summer continually in use as the location of lawn parties.

With the disappearance of the old homes come the new houses which are quickly pushing East Washington real estate up the ladder of valuation and making it a more attractive residence section for not only the officeholder, but his financial superiors as well.

Rows upon rows of houses may go up, flats and apartments may flourish, offices buildings may take the place of acres of historical dwellings, but the old conservatism of the eastern citizens, which made them hold to their land even when they saw the tide of progress flowing to the northwest will they say, never be broken.

MT. PLEASANT HOUSES  
FIND EASY PURCHASERSOnly Two Left of Row on North Side of  
Sheridan Avenue East of Sixteenth  
Street.

As an evidence of the demand for modern brick houses in Mt. Pleasant and vicinity, built to sell at \$5,250 or \$5,500, continued success has attended the efforts of Charles W. King, Jr., in improving, by successive stages, both sides of Sheridan avenue, from Fourteenth to Seventeenth streets, with most attractive buildings of this character.

Willie, Gibbs & Daniel report that only two houses remain for sale on the row extending eastward from Sixteenth street on the north side of Sheridan avenue, and it is expected that these will be disposed of within the next few days.

Mr. King is building four more of somewhat different style of architecture adjoining the row on the east, which will probably be ready for occupancy some time in January.

RENTAL PROPERTIES ARE  
SCARCE IN GEORGETOWN

On M street from the Aqueduct bridge to Rock creek there is nothing to be had for rent, and there is an additional demand for property both from prospective buyers and renters.

Rents were never so high on this main street of trade as they are today. There is a special demand at present owing to the fact that eight or ten tenants on the south side of M street, between Warehouse alley and the Capital Traction Company's original office, have been given notice to vacate. These buildings are now occupied by paint store, Chinese laundry, barber shop, barroom, eating house, etc.

The tenants are anxious to re-establish themselves in the same locality and higher rentals are being offered owners for properties already occupied in the hope that they will win out. Nothing goes begging on Georgetown's thoroughfare, whether it be a vacant lot, a first-class business building or a blacksmith shop.